

**WICHITA HISTORIC PRESERVATION BOARD MINUTES
13 JULY 2015**

Meeting started at 2:00 p.m.

Members Present: Mike Seiwert
Barbara Hammond
Elena Ingle
Rachelle Pulkkila
Vicki Churchman
Randy Doerksen
Staff Present: Kathy Morgan, Senior Historic Preservation Planner
Jeff Vanzandt, Assistant City Attorney
Jim Schiffelbein, Planning Analyst

ITEM NO. 2 ADDITIONS OR ADJUSTMENTS TO THE AGENDA

Discussion of HPC2015-00028 125 E. 2nd Street
Update on Skinner Lee house

ITEM NO. 3 REVOLVING LOAN FUND UPDATE

Revolving Loan Fund – Residential	\$275,903.70
Deferred Loan Fund – Residential	\$25,000.00

ITEM NO. 5 APPROVAL OF MINUTES FROM THE 11 MAY 2015 MEETING

Minutes of 13 April 2015 meeting deferred until 10 August 2015 meeting

Motion #1: Churchman moved to approve the minutes of the 11 May 2015 HPB meeting; seconded by Doerksen. Motion carried unanimously (6-0)

ITEM NO. 6 UNFINISHED BUSINESS

A. MAJOR: HPC2015-00005 Senator Long House, WRHP, KRHP, NRHP
APPLICANT: Arthur and Sondra Bailey
FOR: 3401 E. 2nd Street

Application to demolish existing garage and build new garage/carriage house.

See attached site plan. Maximum ridge height of the roof is 21 feet which is measured from grade up to the center of the gable. The site plan indicates a 10-ft separation between the house and new structure, a 15-ft interior side yard setback and a 25-ft rear set back. The foot print of the garage/carriage house structure is 45-ft wide by 40-ft deep. The main house measures 46-ft wide by 78-ft deep (includes depth of front porch). As the site plan indicates, the swimming pool will be removed and filled-in.

Staff recommends that the proposed project be approved as presented with the condition that building height restrictions and building lot setbacks meet the Unified Zoning Code and the architectural details are compatible with the main structure.

Motion #2: Hammond moved to adopt the findings of the Historic Preservation staff and approve HPC2015-05 as presented and reviewed in accordance with Section 2.12.1015-1025, Wichita City Code of Ordinances; seconded by Ingle. Motion carried unanimously (6-0).

Motion #3: Doerksen moved to adopt the findings of the Historic Preservation Staff and find that HPC2015-05, as reviewed in accordance with K.S.A. 75-2715 – 2725, does not encroach upon, damage, or destroy the architectural integrity of the Senator Long House; seconded by Churchman. Motion carried unanimously (6-0).

ITEM NO. 7 NEW BUSINESS

The following items were reviewed in accordance with K.S.A. 75-2715-2725, as amended:

A. Roof Repairs:

None

B. Signs:

HPC2015-00022	801 E. Douglas #100	projecting sign	East Douglas Avenue Historic District
HPC2015-00023	142 N. Mead	awning sign	Warehouse and Jobbers Historic District

C. Other:

None

Motion #4: Doerksen moved to approve the Consent Agenda as reviewed in accordance with K.S.A. 75-2715-2725; seconded by Ingle. Motion approved unanimously (6-0).

ITEM NO. 8 PROJECT REVIEW

A. MAJOR: HPC2015-00021 Topeka Emporia Historic District: WRHP, RHKP & NRHP
APPLICANT: Historic Preservation Alliance of Wichita & Sedgwick County, Greg Kite, President
FOR: 1250 N. Emporia

Application to move the Betzen House from 715 N Topeka to 1250 N. Emporia located in the Topeka Emporia Historic District.

The applicant has submitted a site plan for location of the house on the lot. The period of significance is in concert with the Topeka Emporia WHRP, RHKP and NRHP Historic District. The intended moving route for the house is north on Topeka, left on Murdock, north on Broadway, east on 13th Street, south on St. Francis and then west on 12th Street and onto the lot. Of significant concern are the number of mature trees that will have to be trimmed back along St. Francis. The location of the house on the site will have to comply with the Unified Zoning Code setback requirements for B-Multi-Family zoning

Motion #4: Churchman moved to approve HPC2015-21 as presented as reviewed in accordance with Section 2.12.1015-1025, Wichita City Code of Ordinances; seconded by Hammond. Motion carried unanimously (6-0).

Motion #5: Churchman moved to find that HPC2015-21, as reviewed in accordance with K.S.A. 75-2715 – 2725, does not encroach upon, damage, or destroy the architectural integrity of the Topeka Emporia Historic District; seconded by Hammond. Motion carried unanimously (6-0).

B. MAJOR: HPC2015-00024 Warehouse and Jobbers Historic District: RHKP & NRHP
APPLICANT: Old Town Five LLC, Dave Burk
FOR: 233 N. Mosley

Application to build patio on west side of building.

DEFERRED

ITEM NO. 9 MISCELLANEOUS MATTERS

1. Update on FABC project
2. Update on 1065 N. Waco, Cap Fed has taken over the property and cleaned it up. They have a real estate agent marketing the property.

3. HPC2015-28, Staff requested consult on storefront repair to the Hayford Building (west).

Motion #6: Doerksen moved that staff review and approve as a minor review and approved the project as presented; seconded by Hammond. Motion carried unanimously (6-0).

4. Skinner Lee House, 1344 N. Topeka has been sold.

ITEM NO. 10 ADJOURNMENT

Motion #7: Churchman moved to adjourn; seconded by Hammond. Motion carried unanimously (6-0).

Meeting adjourned at 2:59 p.m.